



Community Planning & Development

File: LU007923

September 26, 2016

Dear Resident/Owner:

Re: Notice of Public Information Meeting

The purpose of this letter is to inform you of an upcoming Public Information Meeting regarding a development application in your neighbourhood. The application involves a request to subdivide the property located at 4800 Springs Boulevard into two lots in order to allow a 60-unit townhouse development with a density of 34.9 units per hectare (14 units per acre) on proposed Lot 1 and integrate proposed Remainder Lot A with the Tsawwassen Springs Golf Course property at 5133 Springs Boulevard. A letter notifying you about this application was previously sent to you on August 23, 2016. A location map showing the subject property and proposed lots is provided in Attachment A.

The following are components of this application:

1. Agricultural Land Reserve Exclusion

- To exclude proposed Lot 1 from the Agricultural Land Reserve. Proposed Remainder Lot A would remain in the Agricultural Land Reserve but is requested to be used for golf course purposes.

2. Metro Vancouver Regional Growth Strategy Amendment

- To change the regional land use designation for proposed Lot 1, from Agriculture to General Urban; and
- To change the Urban Containment Boundary to include proposed Lot 1.

3. Official Community Plan Amendment

- To change the land use designation of the subject property in Schedule A from CR Agricultural to TGCC Tsawwassen Golf and Country Club;
- To change the land use designation of the subject property in the Tsawwassen Future Land Use Plan in Schedule D.1 from P Major Parks and Recreational Areas to TGCC Tsawwassen Golf and Country Club;
- To change the definition for the TGCC Tsawwassen Golf and Country Club designation in Sections 1.9.1 and 1.9.2 in Schedule A, by adding townhouse to the list of permitted uses;
- To change the Regional Context Statement Map in Schedule A by changing the land use designation for proposed Lot 1 from Agriculture to General Urban; and
- To amend Map IIB in Schedule E by adding the subject property to the SD4 Tsawwassen Golf and Country Club Development Permit Area to address building form and character.



4. Rezoning

- To rezone the subject property from C5 Private Recreational to a new Comprehensive Development Zone CD 478, which would accommodate the specific parameters of the site and the proposed development.

5. Sewer Area Extension

- To include proposed Lot 1 in Delta's Sewer Area Bylaw and in Metro Vancouver's Fraser Sewerage Area.

6. Development Permits

- SD2 English Bluff (Tsawwassen Escarpment) Development Permit for construction under hazardous slope conditions;
- Streamside Protection and Enhancement (SPEA) Development Permit for watercourse protection and compliance with environmental regulations; and
- SD4 Tsawwassen Golf and Country Club Development Permit for form and character of the proposed development.

The Public Information Meeting regarding this application will take place at the time and location specified below:

Date: October 5, 2016

Time: 6:30 pm – 8:30 pm

Location: Cliff Drive Elementary School Library, 5025 12 Ave, Delta, B.C.

It should be noted that this application remains at a preliminary stage, and has not gone to Council for their consideration. Therefore, different aspects of the proposal may change as the application proceeds through the review process. Should you have any comments or concerns regarding the application, you may contact me by:

Telephone: 604.946.3355

Mail: Community Planning & Development Department
The Corporation of Delta
4500 Clarence Taylor Crescent
Delta, B.C. V4K 3E2
Attention: Robin Pallett


Fax: 604.946.4148

Email: rpallett@delta.ca

Any correspondence submitted to The Corporation of Delta with respect to the application will become public information under the *Freedom of Information Act* so we would ask you to please provide your name, address, and telephone number in your correspondence or on the telephone and quote the above file number.

Please note that this is not a Public Hearing notice. If the application proceeds to a Public Hearing, you will receive a Public Hearing notice from The Corporation of Delta later in the process.

Yours truly,



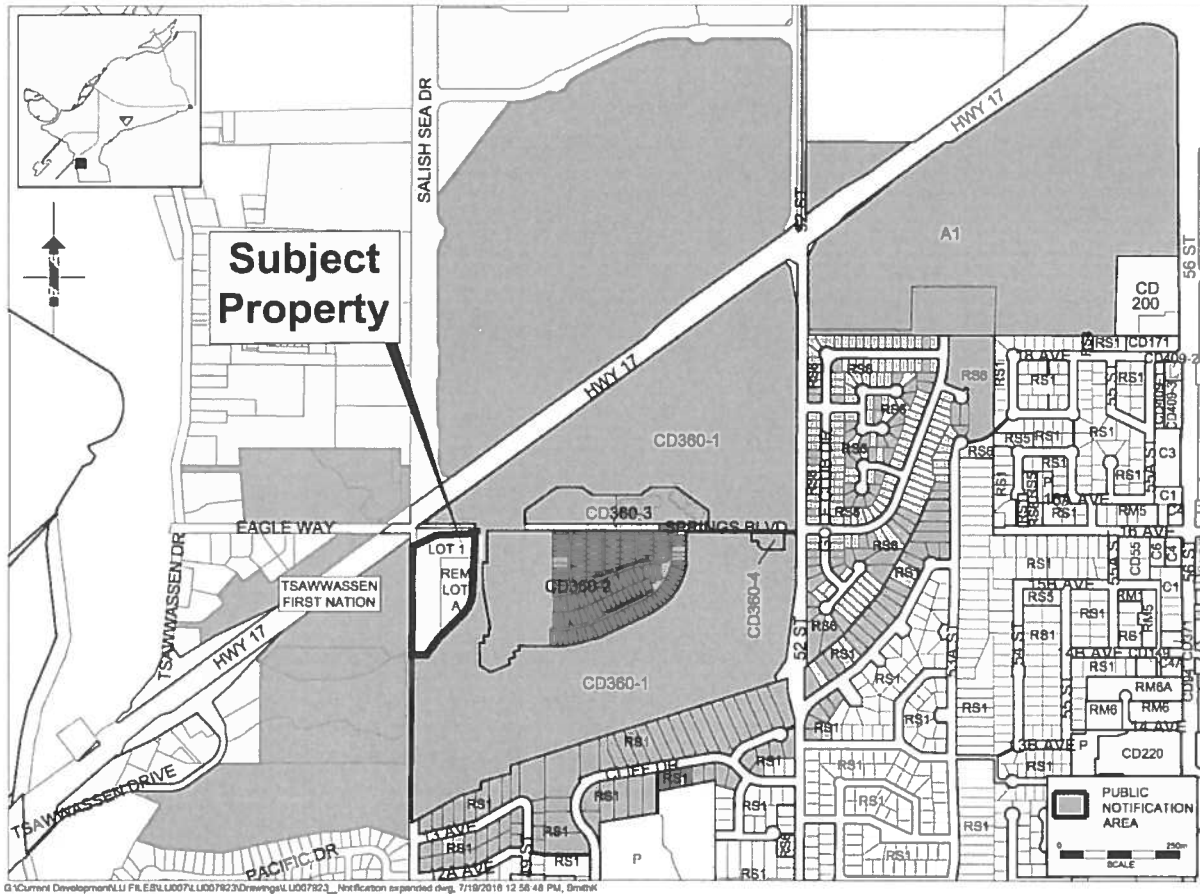
for Robin Pallett
Planner
RP/lj

Attachment

cc: Mayor & Council
Staff Liaison, Community Planning Advisory Committee

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Location Map



© Current Development/LLU FILE#LL0074.L007823/Drawings/LL007823_Notification as printed.dwg, 7/19/2016 12:58:48 PM, Dmshk

Project Data for 4800 Springs Boulevard

	Existing	Proposed
Agricultural Land Reserve	Yes	Lot 1: Exclusion Rem Lot A: Remain in the ALR
Regional Growth Strategy Designation	Agricultural	Lot 1: General Urban Rem Lot A: Agricultural
OCP Designation: Schedule A	CR Commercial Recreational Areas	TGCC Tsawwassen Golf and Country Club
Schedule D.1 (Tsawwassen Area Plan)	P Major Parks and Recreational Areas	TGCC Tsawwassen Golf and Country Club
Zoning	C5 Private Recreational	Comprehensive Development Zone CD 478
Number of Lots	1	2 (further strata subdivision of Lot 1 subsequent to the subject application)
Number of Residential Units	1 single family dwelling unit	Lot 1: 60 townhouse dwelling units RemLot A: No dwelling units
Density	0.4 uph (0.16 upa)	Lot 1: 34.9 uph (14 upa) Rem Lot A: N/A
Lot Area	2.56 ha (6.3 acres)	Lot 1: 1.72 ha (4.2 acres) Remainder Lot A: 0.84 ha (2 acres)
Maximum Permitted Dwelling Unit Size	N/A (existing dwelling is legally non-conforming to the zoning)	Lot 1: 174 m ² (1,873 ft ²) Rem Lot A: N/A (no dwelling units)
Sanitary Sewer Area	No	Lot 1: Inclusion Rem Lot A: Remain excluded